

ZONING BOARD OF REVIEW

Agenda

January 6, 2016

Coventry Town Hall

1670 Flat River Road Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

- 1. Approval of Minutes from December 2, 2015**
- 2. Zoning Enforcement Officer's Staff Report**

OLD BUSINESS

Applicant: Philip Theroux and Patricia Theroux

Owner: Same

Location of Property: AP 49 Lot 38; 220 Shady Valley Road

Zone: RR-2

Existing Use: Single Family Dwelling

Proposed Use: Same

Applicant is requesting a dimensional variance to construct an accessory structure 16 feet from the side property line where 26 feet is required as well as a dimensional variance to construct the accessory structure in the front yard.

Ratification of Decision

Applicant: Palamidi, LLC

Owner: Same

Location of Property: AP 46 Lot 43; 15 Sandy Bottom Road

Zone: General Business (GB)

Existing Use: Commercial

Proposed Use: Same with additional apartments

Applicant is seeking a Special Use Permit for having residential units in a General Business Zone. Applicant is also seeking a Dimensional Variance for having over 50% residential area compared to commercial floor area.

Ratification of Decision

Applicant: Gerald DeNuccio

Owner: Gerald and Geraldine DeNuccio

Location of Property: AP 37 Lot 59; 34-36 Stone Street

Zone: R-20

Existing Use: Multi-family residence

Proposed Use: Same

Applicants are seeking a Dimensional Variance to keep a 4x6x4 dumpster in the front yard.

This matter is continued until February 3, 2016

Applicant: Jennifer Cook

Owner: Same

Location of Property: AP 302 Lot 3; 224 Greenhouse Road

Zone: RR-5

Existing Use: Single Family Residence

Proposed Use: Same with dog kennel

Applicant is seeking a Special Use Permit to have a dog kennel.

NEW BUSINESS

Applicant: Kevin and Suzanne Gregory

Owner: Same

Location of Property: AP 103 Lot 22.1; 233 Howard Avenue

Zone: R-20

Existing Use: Single Family Residence

Proposed Use: Same

Applicant is seeking a Dimensional Variance relating to the creation of two lots, one with less than adequate frontage. Also seeking a Dimensional Variance for a side-line setback for the home and a shed

COVENTRY ZONING BOARD OF APPEALS

January 6, 2016

Town Council Chambers 1670 Flat River Road Work Session & Regular Meeting

7:00 p.m.

Re: Appeal of Suzanne Colwell

Location of Property: AP 324 Lot 20; Peckham Lane

Zone: RR-2

This case is on appeal in the Rhode Island Superior Court, where the Court has directed the Zoning Board to make sufficient findings of fact to support its decision that the relocation of fifteen campsites and accompanying construction did not constitute an illegal expansion or alteration of a legal non-conforming use.

Ratification of Decision

Re: Appeal of Thomas Forcier

Location of Property: AP 324 Lot 20; Peckham Lane

Zone: RR-2

This case is on appeal in the Rhode Island Superior Court, where the Court has directed the Zoning Board to make sufficient findings of fact to support its decision that the relocation of fifteen campsites and accompanying construction did not constitute an illegal expansion or alteration of a legal non-conforming use.

Ratification of Decision

Re: Appeal of Zoning Official's Determination

Location of Property: AP 324 Lot 22; Peckham Lane

Zone: RR-2

Appeal of Zoning Official's Decision regarding the use of three (3) mobile homes and one (1) stick built home on a single lot.

The public is welcome to any meeting of the Town Council or its committees. If communication assistance is needed or any other accommodation to ensure equal participation, please contact the Town Clerk at (401)822-9173 at least two (2) business days prior to the meeting.